Local Planning Panel 7 April 2021

address: 131 Botany Road, Waterloo

application number: D/2020/1029

applicant: The Trustee for Yao Family Trust

owner: Heng Feng International Pty Limited

architect: PFH Architects

planning consultant: Plan Urbia Pty Ltd

proposal

alterations and additions to an existing terrace building and change of use to a boarding house comprising:

- 6 boarding rooms
- communal facilities
- pedestrian platform lift access from Botany Road
- 3 bicycle parking spaces

zone: B4 mixed use. The development is permissible with consent

recommendation

approval, subject to conditions

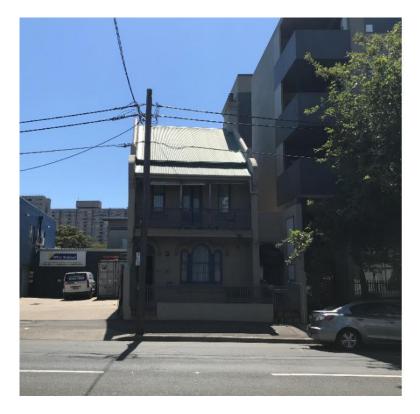
notification information

- exhibition period 16 October 2020 to 7 November 2020
- 231 owners and occupiers notified
- no submissions received

site

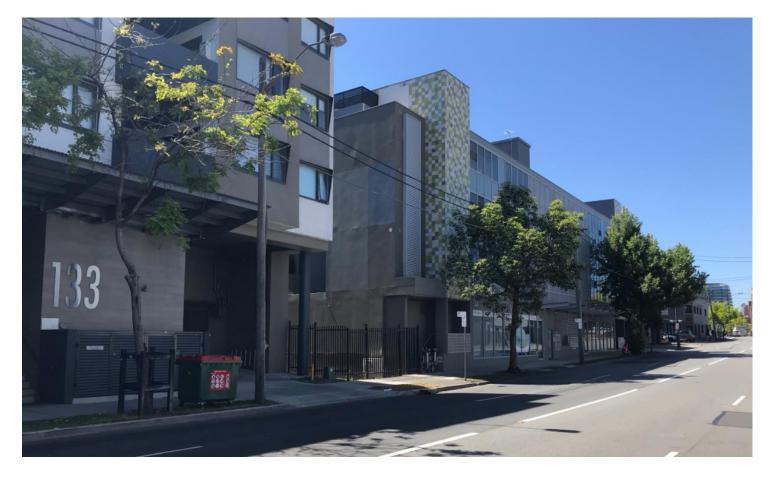








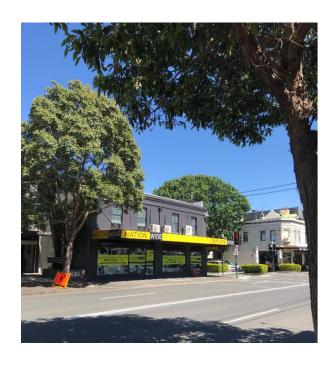
site viewed from Botany Road



development to the south on the east side of Botany Road

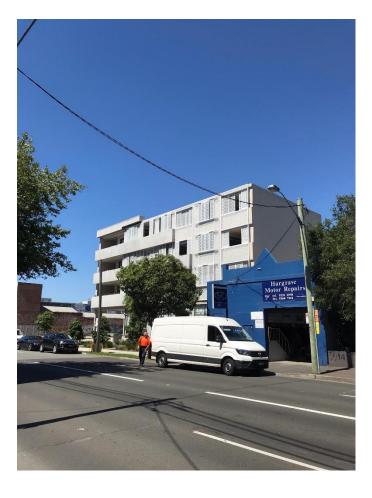


development to the north on the eastern side of Botany Road





development opposite on the western side of Botany Road, looking north-west

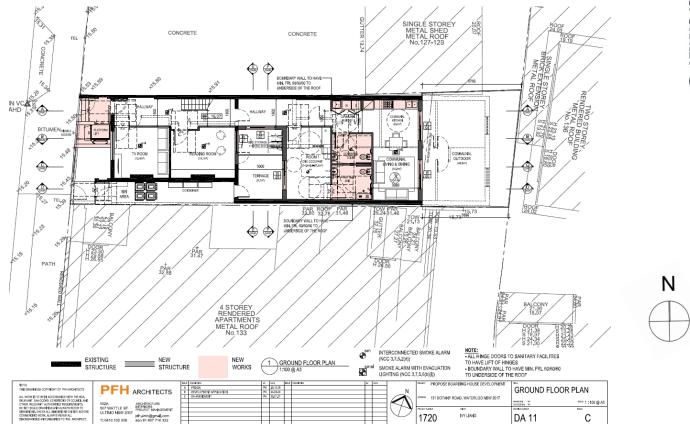


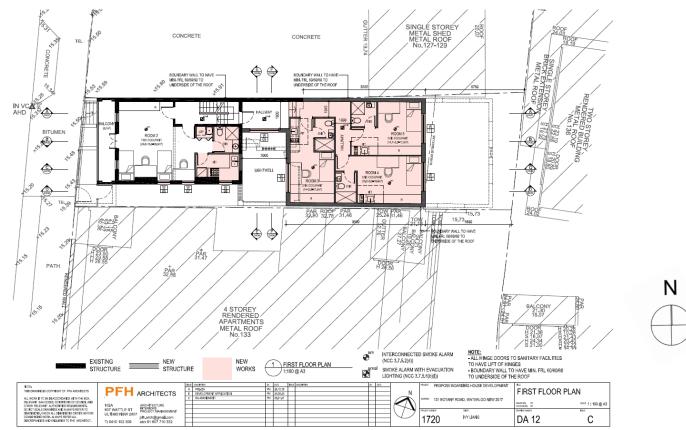
development opposite on the western side of Botany Road



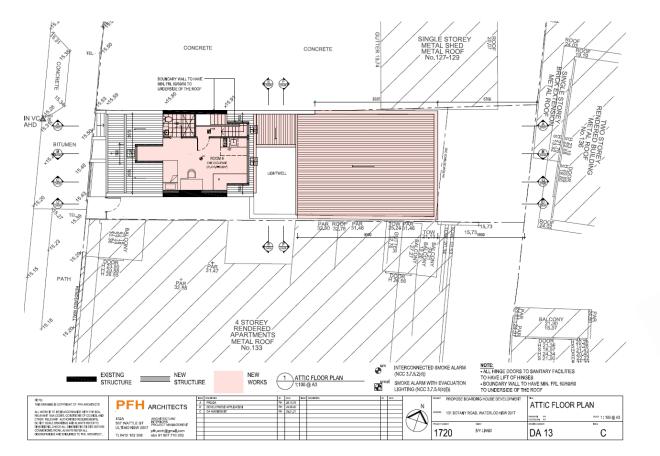
development to rear on the eastern side of Cope Street

plans

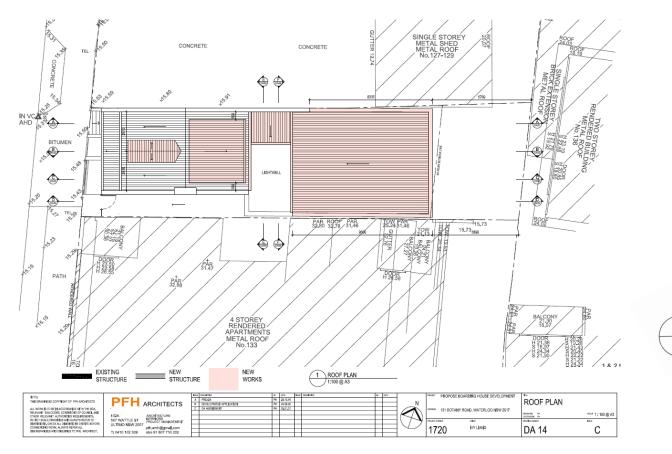




first floor

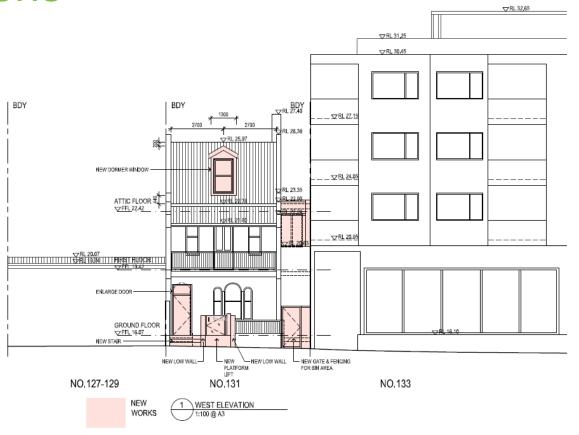


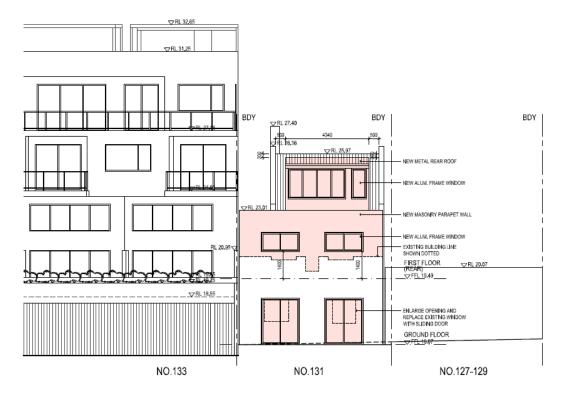
attic floor





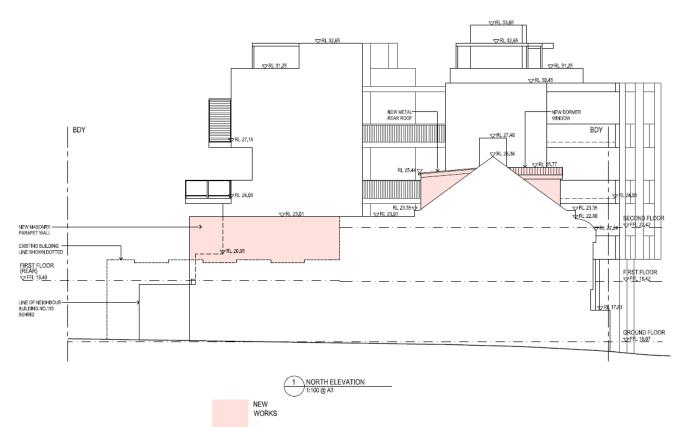
elevations



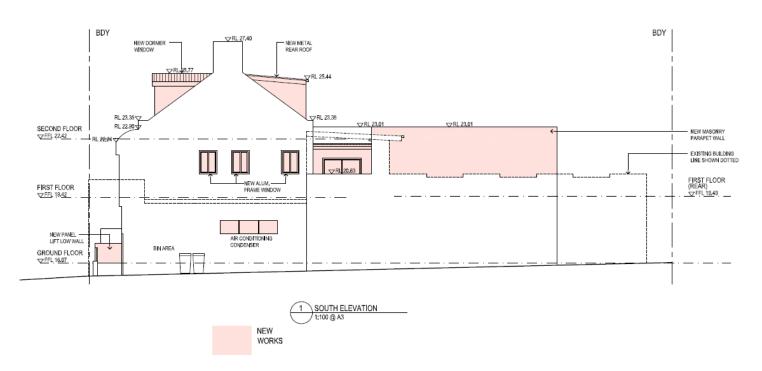




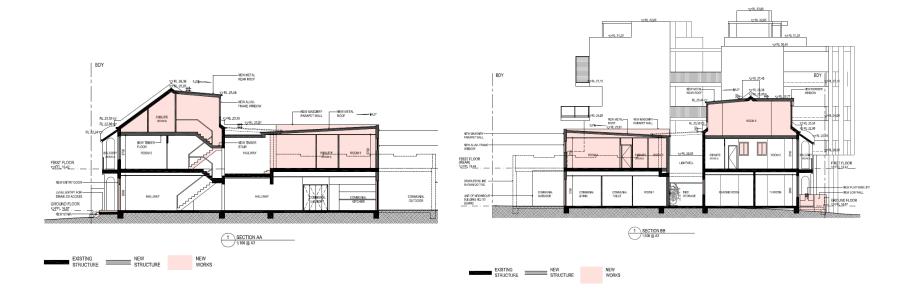
rear elevation



side elevation - south



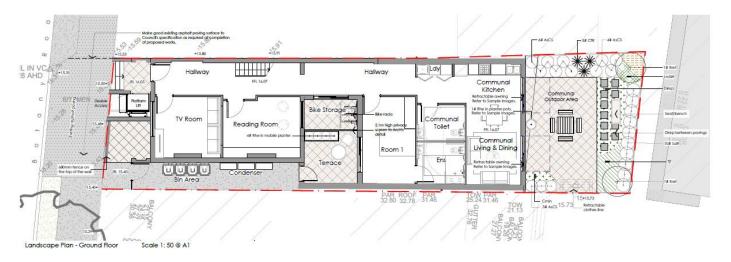
side elevation - north



sections



materials/finishes



COMMUNAL OUTDOOR	AREA CALCULATION	Proposed Plant	cnequie				Sample Images		
Site Area	48.8 m2 100%	CODE BOTANICAL NAM	COMMON NAME	POT SIZE N	ATURE PO	WR TOTAL		markett :	
Built-Upon Area	24.1 m2 49%	TREES & ACCENT PLANTS					77 S. 45 C	A STATE OF THE STA	
Proposed Soft Landscape Area	24.7 m2 51%	Red Blacocapus reto John Phys Physics security	Bluebery Air	7512re 300ren	7m N 20m E	* 2			
			gas ran	2000	2201				
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pring.			Liriopa Sirigy White		00mm E				
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New shrub planting	Mulch surface	Landscare Actifect reserves the 4g8110 sale	tule poord species due to availablly of time	of condeposition			Sample of mobile planter with Lady Palm planting.	Phonix excelor (Pho)	Sample of retractable awnir
(teller to proposed plant schedule)								Rhapix excelsa (Rhe) Lady Palm	

compliance with key LEP standards

	control	proposed	compliance
height	15m	10.3m	yes
floor space ratio	2:1	1.09:1	yes

compliance with affordable housing SEPP

	control	proposed	comply
bicycle parking	2	3	yes
motorcycle parking	2	0	no Clause 4.6 variation request supported

compliance with affordable housing SEPP

	control	proposed	compliance
communal living room	1	14.2sqm	yes
communal open space	20sqm for lodgers	48.8sqm	yes
boarding house room GFA	maximum 25sqm	14.1 – 24.9sqm	yes
no. of lodgers	maximum 2 lodgers	1-2 lodgers per room	yes

compliance with affordable housing SEPP

	control	proposed	comply
solar access	3 hours to communal room (between 9am and 3pm)		no but acceptable
manager's room	0	0	yes
car parking	0.5 for each boarding room, 1 for on-site manager	0	no, but acceptable

compliance with DCP

	control	proposed	compliance
communal internal living area	12.5sqm	40.7sqm	yes
communal open space	20sqm, min 3m dimension	48.8sqm, min 5.8m dimension	yes
solar access to communal open space	2 hours sunlight to 50% of space	2 hours to <50%	no but acceptable
balcony	4sqm to 30% of rooms	6sqm to 17% (1) of rooms	no but acceptable

compliance with DCP

	control	proposed	comply
bedroom size	min 12 1 lodger min 16sqm 2 lodgers	17.2-35.5sqm	yes
wardrobe	1.5sqm	1.5-1.9sqm	yes
ensuite	2.9sqm	3.2-6.6sqm	yes
kitchenette	2sqm	2-4.6sqm	yes
laundry facilities	1 washer and 1 dryer	1 washer and 1 dryer	yes

Design Advisory Panel Residential Subcommittee

DAPRS reviewed application on 7 December and raised the following concerns:

- lack of visual and acoustic privacy, including road noise impacts
- reliance on narrow side and rear setbacks for light, ventilation and outlook
- windows opening to a light well with communal open space above
- balcony located on side boundary, adjoining a neighbouring light well
- lack of solar access and meaningful deep soil or landscaping.
- Inappropriate bike storage location

These issues have been addressed in the amended plans

issues

- motorcycle parking
- acoustic and ventilation amenity

motorcycle parking

- clause 4.6 request supported
- satisfies the aims of the AHSEPP notwithstanding the non compliance
- development provides 3 bicycle parking spaces consistent with the LEP and DCP
- accessible area in close proximity to public transport
- provision of no motorcycle parking results in a more desirable ground level streetscape presentation

acoustic and ventilation amenity

- acoustic report recommends noise control treatments
- recommends no music in the outdoor communal areas and use only by tenants
- conditions recommended to adopt recommendations and limit use of the outdoor communal areas
- all boarding room windows operable to allow natural ventilation when noise levels permit
- air conditioning proposed to all boarding rooms to provide mechanical ventilation when noise levels require its use

recommendation

approval subject to conditions